

Affordable Housing Incentive Program Utility Estimate Schedule

The City of Seattle's Affordable Housing Incentive Programs (Multifamily Tax Exemption, Incentive Zoning and Mandatory Housing Affordability) require that a utility estimate is incorporated into the gross rent when tenants are responsible for paying out-of-pocket utility expenses. Once incorporated into the rent calculation, the resident is responsible for the actual utility bill(s). The schedule below, effective 10/26/2017, may be used for all new lease offers, lease renewal offers, and month-to-month rent increases taking place on or after that date. Properties must provide the required notice per RCW 59.18.140 and SMC 7.24.030 and may not increase the rent on a fixed term lease as a result of the change in a utility estimate. All tenants in a fixed term lease from prior to 10/26/2017 will continue to receive the utility estimate effective 7/1/2015-10/25/2017 for that term. **Properties that have additional affordable housing commitments (LIHTC, Levy funded, HOME, etc.) should adjust utility estimates in accordance with the requirements of their most restrictive funder.**

Effective 10/26/2017

	0 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
1. Tenant Pays All Utilities <i>(Energy, Water, Sewer, Garbage)*</i>	\$105	\$105	\$155	\$245	\$345	\$440	\$440
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$30	\$30	\$40	\$70	\$120	\$175	\$175
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$15	\$15	\$20	\$30	\$50	\$80	\$80
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Effective 7/1/2015-10/25/2017

	0 bed	1 bed	2 bed	3 bed	4 bed	5 bed	6+ bed
1. Tenant Pays All Utilities <i>(Energy, Water, Sewer, Garbage)*</i>	\$125	\$125	\$175	\$270	\$355	\$450	\$450
2. Tenant Pays Electricity + Heat <i>(Electricity, Gas, Oil)</i>	\$40	\$40	\$65	\$105	\$170	\$225	\$225
3. Tenant Pays Electricity Only <i>(Central or owner paid heat)</i>	\$15	\$15	\$20	\$40	\$75	\$100	\$100
4. Tenant Pays No Utilities <i>(Landlord pays all utilities)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0